

**EXISTING UTILITIES NOTE:**  
A SURVEY FOR EXISTING UTILITIES WAS PERFORMED IN MAY 2018. RESEARCH OF UTILITY RECORDS IS STILL PENDING. SUBSURFACE UTILITIES MAY EXIST, BUT ARE NOT DENOTED HEREON.

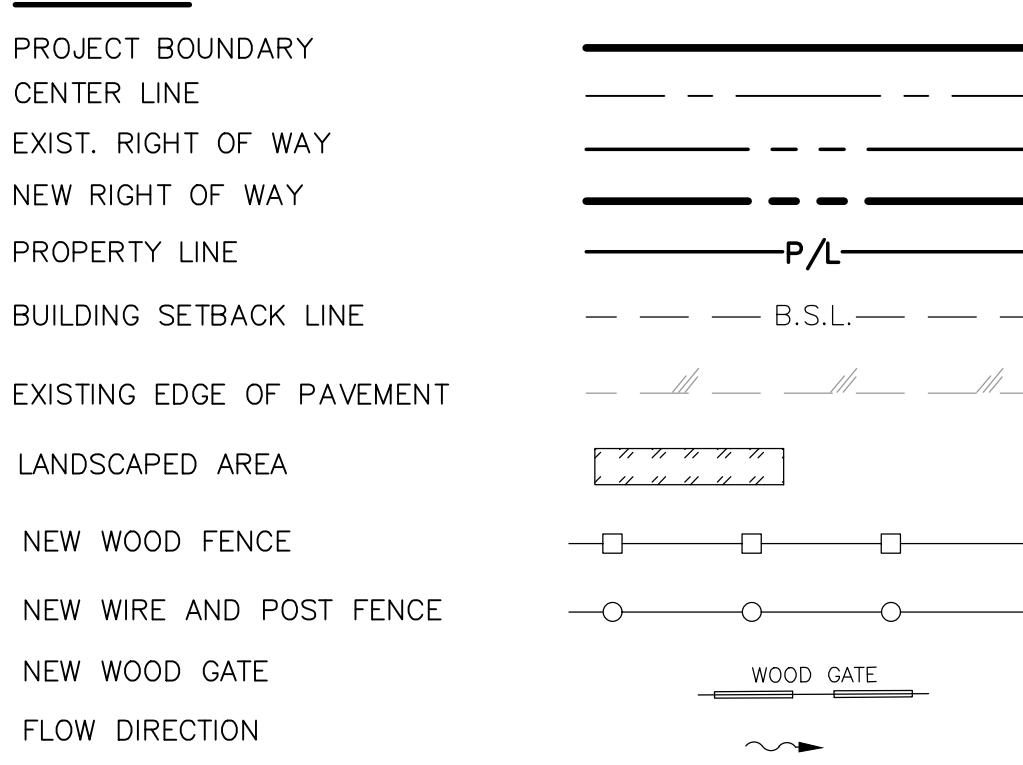
**BENCHMARK**

ELEVATION: 2778.2' NAVD 88  
DESCRIPTION: CGS AZIMUTH MARK DISK IN EAST CURB OF PARK BOULEVARD  
STATION: 47-10-00-00-00-00  
LOCATION: 44 FEET NORTH OF THE APPROXIMATE CENTER OF EL REPOSO CIRCLE STREET, 31 FEET EAST OF THE CENTERLINE OF PARK BOULEVARD IN FRONT OF JOSHUA TREE FIRE STATION.

**BASIS of BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SE 1/4 SECTION 25, BEING N89°42'00" PER RS 52/92.

**LEGEND**



**PARKING:**

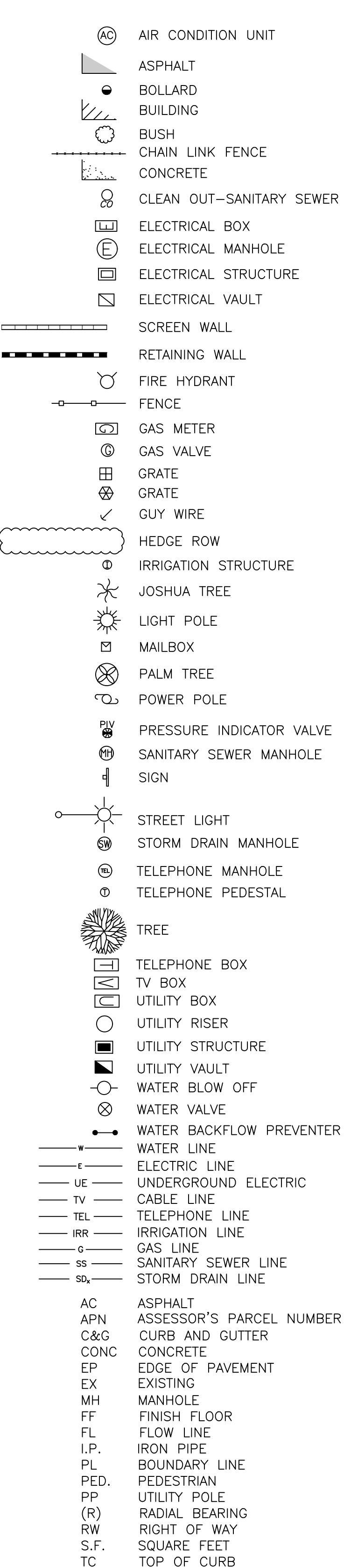
	ACTUAL	REQUIRED
STANDARD PARKING SPACES	91 EA.	55 EA.
HANDICAP PARKING SPACES	4 EA.	3 EA.
ELECTRIC VEHICLE	7 EA.	N/A
LOADING ZONE	1 EA.	
TOTAL SPACES	103 EA.	58 EA.

OFFICIAL USE ONLY

**TRASH STORAGE REQUIREMENT:**

55 UNITS @ 118 S.F.	6,490 S.F.
CLUBHOUSE	1,500 S.F.
BACK OF HOUSE (ADJ TO CLUB HOUSE)	500 S.F.
BACK OF HOUSE (NEAR FRONT PARKING LOT)	1,500 S.F.
TOTAL	9,990 S.F.
MINIMUM STORAGE AREAS REQUIRED:	
48 S.F. REFUSE	
48 S.F. RECYCLING	

**TOPOGRAPHIC LEGEND**

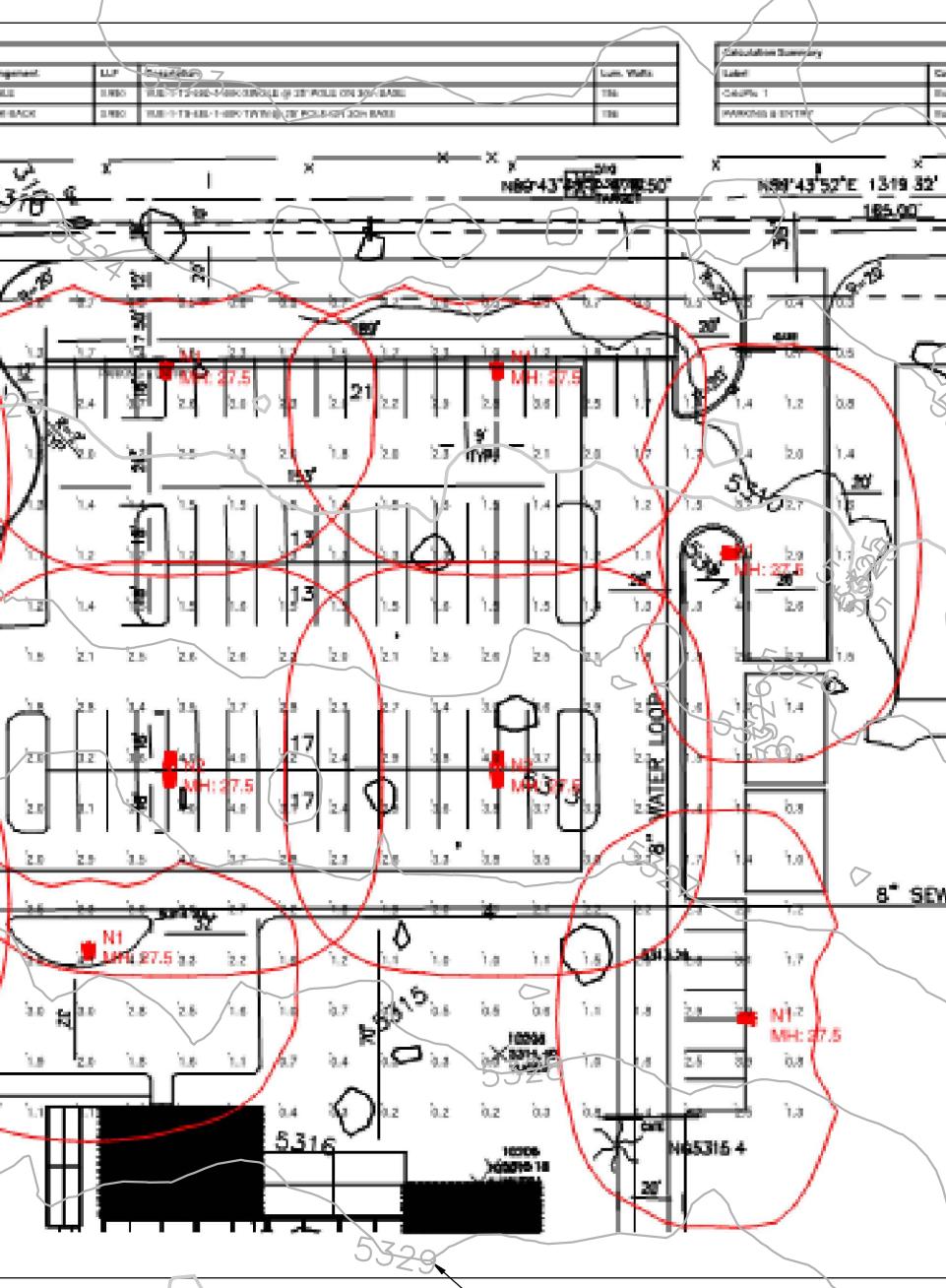


RESIDENCES (JOSHUA TREE / MULTIPLE RESIDENTIAL)

SUNBURST

GATES AND FENCING (ENTRANCE AND PERIMETER)

PARCEL 1  
8.5 ACRES  
(VACANT)



LIGHTING NOTE:  
OUTDOOR LIGHTING WILL BE SHIELDED TO PROTECT "DARK SKY" ENVIRONMENT.  
LOW VOLTAGE TRAIL LIGHTING

NEW WIRE AND POST FENCE

N89°42'00"E 366.67'

RESIDENCES (JOSHUA TREE / MULTIPLE RESIDENTIAL)

N.A.P.

N.A.P.

PARCEL 3  
3.6 ACRES  
(VACANT)

LEGAL DESCRIPTION:  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 EAST, SAN BERNARDINO BASIN AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED JULY 23, 1856, DESCRIBED AS FOLLOWS:

AT A POINT ON THE SOUTHE LINE OF SECTION 25, DISTANT 1650 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 165 FEET; THENCE EAST 165 FEET; THENCE SOUTH 1320 FEET TO THE POINT OF BEGINNING;

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 EAST, SAN BERNARDINO BASIN AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED JULY 23, 1856, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHE LINE OF SECTION 25, DISTANT 1815 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTHER LINE OF SAID SECTION, A DISTANCE OF 165 FEET; THENCE NORTHERLY 1320 FEET; THENCE EASTERLY 165 FEET; THENCE SOUTHERLY 1320 FEET TO THE POINT OF BEGINNING;

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 EAST, SAN BERNARDINO BASIN AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED JULY 23, 1856, DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM THE WEST 30 FEET THEREOF;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING EAST OF THE WEST LINE OF THE EAST 30 FEET THEREOF AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION; ALSO EXCEPTING THEREFROM THE SOUTH 5 ACRES OF THAT PORTION THEREOF LYING WEST OF THE WEST LINE OF SAID EAST 180 FEET;

THE EAST 1 ACRE OF THE WEST 4 ACRES OF THE SOUTH 5 ACRES OF THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 EAST, SAN BERNARDINO BASIN AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED JULY 23, 1856, DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM THE SOUTH 5 FEET, AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 19, 1981, INSTRUMENT NO. 81-011672, OFFICIAL RECORDS;

APN: 0603-191-03-0-000, 0603-191-04-0-000, 0603-191-29-0-000

THE EAST 1 ACRE OF THE SOUTH 5 ACRES AND PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 EAST, SAN BERNARDINO BASIN AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED JULY 23, 1856, DESCRIBED AS FOLLOWS:

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AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Vacant	Joshua Tree/General Commercial-Sign Control Plan (JT/CG-SCP)
North	Apartments	Joshua Tree/Multiple Residential (JT/RM)
South	Vacant/ MH Park	Joshua Tree/General Commercial-Sign Control Plan (JT/CG-SCP)
East	Vacant	Joshua Tree/General Commercial-Sign Control Plan (JT/CG-SCP)
West	Residences	Joshua Tree/Multiple Residential (JT/RM)

**PARKING:**

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APARTMENTS (JOSHUA TREE / MULTIPLE RESIDENTIAL)

ROAD

SECONDARY ACCESS (EXIT ONLY)

VERBENA

WATER MAIN

8" POTABLE WATER MAIN AC

348.50'

37' AC OVER 4" BASE

NEW 8" SW

594.35' E 185.00'

NEW WIRE AND POST FENCE

NEW WOOD GATE

WOOD GATE

NEW WIRE AND POST FENCE

NEW WIRE AND POST FENCE